115.0	0002	0044.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,800 / 925,800
					USE VALUE:	925,800 / 925,800
					ASSESSED:	925,800 / 925,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARREIRO RICHARD L/ETAL
Owner 2:	TIDWELL JENNIFER P
Owner 3:	
Street 1:	211 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 16,460 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1902, having primarily Wood Shingle Exterior and 1557 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16460.000	318,100		607,700	925,800
Total Card	0.378	318,100		607,700	925,800
Total Parcel	0.378	318,100		607,700	925,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 594.61 | /Parcel: 594.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74010

GIS Ref

GIS Ref

Insp Date 09/06/18

!8960!

PREVIOUS ASSESSMENT

Parcel ID 115.0-0002-0044.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,100	0	16,460.	607,700	925,800	925,800	Year End Roll	12/18/2019
2019	101	FV	245,800	0	16,460.	616,400	862,200	862,200	Year End Roll	1/3/2019
2018	101	FV	243,900	0	16,460.	460,100	704,000	704,000	Year End Roll	12/20/2017
2017	101	FV	243,900	0	16,460.	416,700	660,600	660,600	Year End Roll	1/3/2017
2016	101	FV	243,900	0	16,460.	399,300	643,200	643,200	Year End	1/4/2016
2015	101	FV	215,100	0	16,460.	338,600	553,700	553,700	Year End Roll	12/11/2014
2014	101	FV	215,100	0	16,460.	321,200	536,300	536,300	Year End Roll	12/16/2013
2013	101	FV	215,100	0	16,460.	305,600	520,700	520,700		12/13/2012

PRINT

Date	Time
12/10/20	23:29:21

LAST REV

Date	Time
01/02/20	11:13:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8960

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAXTER PRUDENCE	26791-495		10/31/1996		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2014	1073	Redo Bat	52,137		8/28/2014			Renovate existing
8/31/2006	737	New Wind	21,578			G8	GR FY08	
8/23/1999	546	Redo Kit	10,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Meas/Inspect	BS	Barbara S
8/28/2014	Info Fm Prmt	PC	PHIL C
3/24/2009	Meas/Inspect	163	PATRIOT
3/22/2000	Inspected	264	PATRIOT
2/9/2000	Measured	264	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16460		Sq. Ft.	Site		0	70.	0.53	5			Topo	-5					607,673						607,700	

Total AC/HA: 0.37787 | Total SF/SM: 16460 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 607,673 | Spl Credit | Total: 607,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32437372
Const Adj.:	0.99989998
Adj $ / SQ:	172.151
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390792
Depreciation:	72687
Depreciated Total:	318105

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

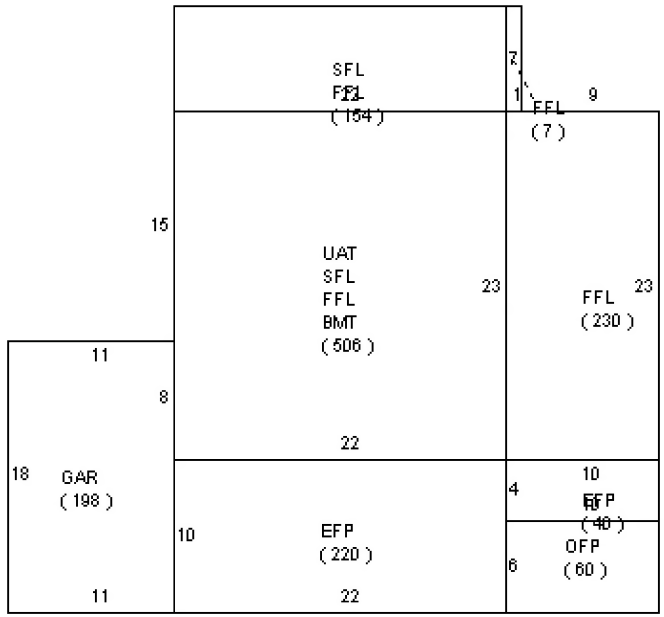
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.15
Special Features:	0	Val/Su Net:	117.47
Final Total:	318100	Val/Su SzAd	204.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	897	172.150	154,420
SFL	Second Floor	660	172.150	113,620
BMT	Basement	506	51.650	26,133
EFP	Enclos Porch	260	37.690	9,800
GAR	Garage	198	27.620	5,469
UAT	Upper Attic	127	68.860	8,711
OFP	Open Porch	60	44.000	2,640

	Net Sketched Area:	2,708		Total:	320,793
Size Ad	1557	Gross Are	3087	FinArea	1557

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0044.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	